

<b>Applicant</b>	Robert Lee/Bob's Speed Products	
<b>Request</b>	Parking Reduction	
<b>Location</b>	702 NW 6 Ave.	
<b>Legal Description</b>	Lots 25 & 26, Block 281, Progresso, PB 2, P 18 of the public records of Dade County	
<b>Property Size</b>	6,750 sq. ft. (.15 acre)	
<b>Zoning</b>	I	
<b>Existing Land Use</b>	Automotive Engine Manufacturing, Automotive and Parts Storage	
<b>Future Land Use Designation</b>	NW Regional Activity Center	
<b>Comprehensive Plan Consistency</b>	Consistent	
<b>Other Required Approvals</b>	None	
<b>Applicable ULDR Sections</b>	47-20.3	
<b>Action Required</b>	Approve, approve with conditions or deny	
	<b>Required</b>	<b>Proposed</b>
<b>Parking</b>	10	7 (30% reduction)
<b>Project Planner</b>	<b>Name and Title</b>	
	<b>Initials</b>	
	Jim Koeth, Principal Planner	
	Chris Barton, AICP, RLA, Principal Planner	
<b>Authorized By</b>	Bruce Chatterton, AICP, Planning and Zoning Manager	
<b>Approved By</b>		

This application was continued from the January 22, 2004 Planning and Zoning Board meeting to the March 17, 2004 meeting. The minutes are attached as Exhibit 1. Since that time, the applicant has provided a revised parking reduction study (Exhibit 2). Our DRC Engineering Representative has reviewed the revised parking reduction study. In our Engineering Representative's judgment, the applicant's study does not justify how the operation could reasonably manage their parking and storage demands. Furthermore, a building expansion and parking reduction would increase the potential for adverse storage and parking conditions on this site.

### **Request:**

The applicant is requesting a parking reduction of three (3) spaces (30%) pursuant to ULDR Sec. 47-20.3.A.5.d, based on two (2) different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours. A similar request was approved by the Board at the February 21, 2001 regular meeting by a vote of 6-1, but has since expired.

**Property/Project Description:**

The current use of the property is manufacturing racing and high performance engines and engine parts storage which requires ten (10) parking spaces. The applicant proposes a 322 sq. ft. first floor addition and a 4,796 sq. ft. second floor addition to the existing 2,388 sq. ft. building. The applicant's plans indicate seven (7) parking spaces being provided, resulting in a three (3) space shortfall.

**Staff Determination:**

The City Engineer has reviewed the revised parking reduction study prepared by Arpin & Sons (**Exhibit 2**) and **DOES NOT** concur with the study's findings for a three (3) space reduction.

**Planning and Zoning**

**Board Review Options:**

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.
  1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.
  2. The applicant must apply for a building permit within 18 months and the permit must be issued within 24 months.